

uses, public uses, green space-preservation uses and mixed-use. These groupings are based on the County zoning districts. The vast majority of the land outside the urban areas is zoned residential and agricultural. The spatial distribution of varying land uses is the predominant determinant of when, where, and why congestion occurs. The attraction between different land uses and their association with travel varies with the size, type, intensity, and spatial separation of each land use. When dealing with transportation planning, land use is divided into the following classifications:

- ❑ Residential – All land is devoted to the housing of people, with the exception of hotels and motels.
- ❑ Commercial – All land is devoted to retail trade including consumer and business services and their offices; this may be further stratified into retail and special retail classifications. Special retail would include high-traffic establishments, such as fast-food restaurants and service stations; all other commercial establishments would be considered retail.
- ❑ Industrial – All land is devoted to the manufacturing, storage, warehousing, and transportation of products.
- ❑ Public – All land is devoted to social, religious, educational, cultural, and political activities; this would include the office and service employment establishments.
- ❑ Recreational - All land is devoted to recreation, parks and walking trails.